

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

A Special Meeting of the Aransas Pass City Council was held on Thursday, February 17, 2022 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Pro Tem Carrie Scruggs and Council Members Vickie Abrego, Jason Knight, and Janet Moore were present; Mayor Ramiro Gomez was absent. Also present was City Manager Gary Edwards and Roxann Pais Cotroneo, City Attorney (via conference phone).

1. CALL MEETING TO ORDER.

Mayor Pro Tem Scruggs called the meeting to order at 5:30 pm.

2. DISCUSSION ITEMS:

2.I Propose Lease Property at Conn Brown Harbor – David Blankenship

Mr. Blankenship distributed information and discussed his concept plan for development in Conn Brown Harbor to include approximately 40-60 covered boat slips, fuel dock, boathouse with plans to bring fishing guides, food menu, etc. Mr. Blankenship stated that no permits would be required since Bellaire Environmental is submitted the application for the wet slip permits.

Mr. Edwards stated that there is no action today on this item, and would need to discuss the project further.

2.II Sewer Request – Ingleside by the Bay – Jo Ann Ehmann, Mayor, City of Ingleside by the Bay

Mr. Edwards stated that this matter was discussed at a previous meeting. Mr. Edwards stated a concern of the city was the cost associated with installation of the pipe and chemicals. Ms. Ehmann stated they are currently under contract with the City of Ingleside to process their sewer, and they will not be renewing the contract with Ingleside by the Bay. Ms. Ehmann stated they will cover the cost for installation of the pipe and cost associated with processing wastewater from Ingleside by the Bay to Aransas Pass. She further stated they currently pay per thousand fee and would like to have the same with Aransas Pass.

In response to a question from Council Member Abrego, Fernando Quintanilla, Director of Public Works responded this would add approximately 300 homes and would connect on south side entrance to the city and they are currently working on the cost. Council Member Knight asked if this would affect the capacity at the city's treatment plant, and Mr. Quintanilla responded the current capacity is half of where the city should be. Ms. Ehmann added their maximum build-out in homes is approximately 450-475 homes. Ms. Ehmann stated the contract with the City of Ingleside expires in 2026. Mr. Edwards stated that they will continue discussions with Ingleside by the Bay and come back to Council.

2.III Logo for Groundwater Storage Tank (Avenue A) – Kaylynn Paxson, Director of Community Enrichment

Kaylynn Paxson, Director of Community Enrichment stated that the School District and the Board of Trustees support the placement of the school logo on the Groundwater Storage Tank should the council decide on the school logo. She further stated a concern from the school district is the maintenance of the logo. Council Member Abrego asked if the school district is willing to share in the costs, and Ms. Paxson responded it would be funded through community fundraising efforts and would not cost the city or school district any monies. Ms. Paxson stated a quote that was previously sought was approximately \$23,000 for the logo.

Council Member Abrego asked the cost of maintenance and she reiterated that no city funds be used for this project, and Ms. Paxson responded it would be covered solely through fundraising efforts. Mayor Pro Tem Scruggs commented the current logo has been there for approximately 10 years and is still in good condition. Council Member Abrego commented she supports the logo but at no cost to the city. Mr. Edwards stated this item would come to council at a future meeting to support placement of the logo on the Groundwater Storage Tank.

2.IV Fines for Zoning Violations – Osei Amo-Mensah, City Planner

Mr. Edwards stated that the issue of zoning violation fines came up at a recent council meeting and is on the agenda for discussion only. Mr. Mensah stated that there are two issues: 1) Section 21 of the Zoning Ordinance limits the fines at \$500, and 2) State statute sets the fee up to \$2,000. He added the issue is whether to keep the fee at \$500 or increase to \$2,000. Council Member Moore stated she supports a \$2,000 fine.

Mayor Pro Tem Scruggs asked if this would be a new penalty to zoning violations, and Mr. Mensah referenced the local government code as it relates to zoning violations and fines. There was a consensus from the council supporting a \$2,000 fine. City Attorney Cotroneo clarified that the \$2,000 fine being discussed today is only for zoning violations.

2.V Utility Rate Adjustment – Sandra Garcia, Director of Finance

City Manager Edwards announced that this item is being removed from the agenda.

2.VI Conn Brown Harbor Bulkhead Project – Gary Edwards, City Manager

Mr. Edwards provided an update with the recent bulkhead collapsing near Captain Cady's. He added that the Engineer recommended that the building be demolished for safety reasons, and consequently the building was demolished. Mr. Edwards also informed the council that a change order would be forthcoming and would be a high amount.

Mr. Edwards then discussed the following temporary plans for Captain Cady's so they can continue their operations: 1) building for administrative office purposes, and 2) awning carport for tanks. Mr. Edwards stated the building will be at no cost to the City because LNV/Ardurra had agreed to place a similar building at the New Water Tower site but the building has not been placed at the site because they had not received direction from the city. In discussions with LNV/Ardurra they have agreed to temporarily place the building at the Captain Cady site. Mr. Edwards then stated the

cost for the Awning/Carport is approximately \$3,000 which will be paid by the city. In regards to power to the building, they are working with AEP and are working through other issues related to piping and water.

Mr. Edwards next discussed plans to move forward with a permanent building and funding. He said that a requirement of the CBH lease is to have insurance which could help with the construction of a new building, but would not cover the total costs, and they will be working with FEMA. Ms. Dawn Vo, Captain Cady stated she would like to start her operation on March 1 at the temporary location, but is concern because the property at the temporary location is not included in the Conn Brown Harbor lease and if it would be allowed. Fernando Quintanilla, Director of Public Works responded that the property where the temporary location will be placed is not included in the original Conn Brown Harbor lease but it is city property. Mr. Edwards responded he would work with the City Attorney for a temporary lease. Council Member Moore suggested contacting the Texas General Land Office for a permanent building.

2.VII Railroad Communication

Mr. Edwards stated that Railroad Representatives are available to contact council members to answer any questions they may have as it relates to the railroad coming through town.

3. **EXECUTIVE SESSION:**

The meeting was recessed into Executive Session at 6:27 pm under the provision of Section 551, Texas Government Code to discuss the authority of:

- 3.I Section 551.071, 551.072 – Negotiations with a Third Person related to Property ID 50497, No. Commercial, 0.2325 Acres, Hoff, Block 10, Lots 11-14, Aransas Pass, Texas, Aransas County
- 3.II Section 551.071, 551.072 – Commercial Contract with 630 Ransom Island Partners, LLC for unimproved property with an Addendum of Special Provisions for Nueces CAD No. 380310, a 28.61 acres of land on Ransom Island Tr. 7, commonly known as 630 E. Ransom Road, Aransas Pass, Texas
- 3.III Section 551.071 – Mojave, Ltd. vs. City of Aransas Pass, Cause No. A-21-0182-CV-C in the 343rd District Court of Aransas County, Texas

The council reconvened in open session at 7:53 pm.

There being no further business to come before the Council, Mayor Pro Tem Scruggs adjourned the meeting at 7:53 pm.



Ramiro Gomez
Mayor



Mary Juarez
City Secretary

Approved on: 3/07/2022